

**AGENDA MEMO****PLANNING COMMISSION MEETING DATE: DECEMBER 6, 2007****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: SDR-25269 - APPLICANT/OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ******STAFF RECOMMENDATION: APPROVAL**, subject to:**Planning and Development**

1. This Site Development Review shall be reviewed in two years from the date of final approval at a Public Hearing.
2. Conformance to the conditions for Rezoning (ZON-1364) if approved.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/23/07, except as amended by conditions herein.
5. A Waiver from the landscaping requirements of Title 19.12 is hereby approved, to allow no landscaping for a temporary fire station.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

10. Dedicate appropriate right-of-way adjacent to this site for the terminus of Ackerman Avenue prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site.
11. Improvements associated with the proposed temporary roadway adjacent to this site shall meet the approval of the City Engineer; provide appropriate signage to identify the temporary roadway as "Emergency Access Only" unless otherwise allowed by the City Engineer.
12. All temporary improvements installed with this project shall be removed and replaced with permanent improvements meeting current City Standards upon the removal of the temporary use or conversion to a permanent use, whichever may occur first.
13. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Grand Teton Overpass project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
14. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Obtain an Occupancy Permit from the Nevada Department of Transportation for all private improvements, if any, in the Sky Pointe Drive public right-of-way adjacent to this site.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to the issuance of any building or grading permits.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Site Development Plan Review for a proposed temporary fire station with Waivers of all landscaping requirements, on 4.51 acres adjacent to the south side of Ackerman Avenue, east of Sky Pointe Drive. The fire station will consist of a dormitory trailer, office trailer, canopy for the fire truck and a small shed. Street access will be along Ackerman Avenue where a fire access road will be constructed. No landscaping will be provided for the temporary fire station.

As the area continues to grow, Fire station #101 will accommodate for fire and life safety issues in accordance with the CLV Fire and Rescue Master Plan. The temporary fire station will remain at this location for a minimum of five years and will then be replaced with a permanent fire station. Staff recommends approval of this request with a condition for a Required Review at a Public Hearing of the site in two years.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
07/05/01	The City Council approved a request for a General Plan Amendment (GPA-0014-01) to Amend Map 7 of the Centennial Hills Sector Plan to relocate a proposed multi-use trail alignment within an approximately 22.95 acre area bounded by El Capitan Way on the east, Ackerman Avenue on the north, Grand Teton Drive on the south, and the US 95 Frontage Road on the west.
04/02/03	The City Council approved a request for a Rezoning (ZON-1364) From: C-2 (General Commercial), R-E (Residence Estates), R-MHP (Residential Mobile/Manufactured Home Park), and U (Undeveloped) To: C-2 (General Commercial), C-1 (Limited Commercial), O (Office), C-V (Civic), R-E (Residence Estates), R-1 (Single Family Residential), and U (Undeveloped) to GC (General Commercial), O (Office), PF (Public Facility), ML (Medium-Low Density Residential) and DR (Desert Rural) on property located on, or in close proximity to, both sides of Rancho Drive from Vegas Drive to the northern City limits at Moccasin Road. The Planning Commission and staff recommended approval.

<i>Pre-Application Meeting</i>	
10/17/06	The applicant proposed a temporary fire station for five years, at which time a permanent fire station will be constructed. Discussed function of temporary fire station, not a safe house or accessible to public. Ingress/Egress will be on Ackerman.
<i>Neighborhood Meeting</i>	
A neighbor meeting is not required nor was one held.	

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<i>Field Check</i>	
10/31/07	The parcel is divided by a large drainage channel and a natural wash. Residential properties are north and east of the site, Hwy 95 is to the west.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	4.5

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PCD (Planned Community Development)	C-2 (General Commercial)
North	Ackerman Avenue	ROW/SC(Service Commercial)	ROW/R-PD10 (Residential Planned Development – 10 DUA)
South	Clark County	Clark County	Clark County
East	Residential	PCD (Planned Community Development)	R-PD6 (Residential Planned Development – 6 DUA)
West	Sky Pointe Drive / Hwy US 95	Right-of-Way	Right-of-Way

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	
Trails	X		Y
Rural Preservation Overlay District		N	Y
Development Impact Notification Assessment		N	Y
Project of Regional Significance		N	Y

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 feet	500 feet	Y
Min. Setbacks			
• Front	20	35 feet	Y
• Side	10	80 feet	Y
• Rear	20	<20 feet	Y
Max. Lot Coverage	50%	1%	Y

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Pursuant to Title 19.12, the following development standards apply:

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Trees/ 6 Space	2 trees	Zero feet	N*
Buffer: Min. Trees	1 Trees @ 20 Linear Feet where adjacent to residential	50 Trees	Zero feet	N*
	1 Trees @ 30 Linear Feet where adjacent to commercial	33 Trees	Zero feet	N*
TOTAL		83 Trees	Zero feet	N*
Min. Zone Width	Front -15 feet /Sides and Rear 8 Feet		Zero	N*
Wall Height	8 feet		No Wall	N/A

* Waivers of Title 19.12 have been requested by the applicant.

Pursuant to Title 19.10, the following parking standards apply:

Waivers		
Request	Requirement	Staff Recommendation
Zero perimeter landscaping for a temporary fire station	15 foot wide planter adjacent to ROW	Approval
	8 foot wide planter on interior lot lines	Approval

ANALYSIS

- Zoning**

The subject site is currently zoned C-2 (General Commercial) within the PCD (Planned Community Development) General Plan Land Use Designation. The PCD (Planned Community Development) category allows for a mix of residential uses that maintains an average density ranging from two to eight dwelling units per gross acre, depending upon compatibility with adjacent uses. In addition commercial, public facilities and office projects may be used as buffers within the PCD.

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- **Site Plan**

The proposed site plan for the temporary fire station #101 indicates it will be located on the north half of a parcel on the corner of Ackerman Avenue and Sky Pointe Drive and will be fronted along Ackerman Avenue. A half street "fire access road" will be constructed by the fire department along Ackerman Avenue for fire truck access to the community. The temporary fire station will remain in service for approximately five years at which time a permanent fire station will be built.

Shown on the submitted plan the temporary fire station will be comprised of two mobile trailers connected by a wooden platform which will have a handicap accessible ramp. An open air fire truck canopy, a tuff shed and site lighting will also be part of the improvements. The fire station trailers will be placed on top of an asphalt pad. Seven parking spaces are shown on the submitted site plan, one space will be handicap accessible. The fire department has stated that this fire station will be for the sole use of the fire fighters and that the general public will not be visiting this site nor will it be designated as a "safe house".

- **Parking**

Seven parking spaces including a van accessible handicap space will be provided for the proposed use. Parking requirements for a fire station is indicated in Title 19.04 as a government facility use. A crew of four on duty fire fighters will be stationed at the site. The general public will not be visiting this fire station.

- **Elevations, Floor Plans**

The proposed temporary fire station will consist of a (1440 sf) dormitory trailer and a 480 sf) office trailer. A platform will connect the trailers. To cover the fire truck a canopy will be erected and 80 sf storage shed will be located next to the truck canopy. The trailers, truck canopy, parking spaces and storage shed will be placed on 13,200 square foot asphalt pad (132'X100').

- **Landscaping**

A Waiver of Title 19 landscape standards is being requested because the proposed fire station will be utilized as a temporary facility. Landscaping will be required at the time a permanent fire station is constructed.

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FINDINGS

The following findings must be made for an SDR:

- 1. The proposed development is compatible with adjacent development and development in the area;**

Development in this section of the city has created demand for the necessary fire and life safety services provided by the fire department. The proposed temporary fire station, with a Waiver for zero landscaping will be compatible with development in the area. A condition is added requiring a review of the site in two years.

- 2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

The proposed temporary fire station is consistent with the overall goals and objectives of the General Plan and other duly-adopted city plans, policies and standards and is necessary to provide the fire and life safety services now required in this area. The waiver for the landscaping will not have an adverse impact on neighboring areas.

- 3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the site will be from Ackerman Avenue, a 51 foot wide street. The fire department will construct a fire access road on this portion of Ackerman Avenue, this will also allow the fire truck access east on Ackerman Avenue or west to Sky Pointe Drive.

- 4. Building and landscape materials are appropriate for the area and for the City;**

The proposed building materials are suitable to establish a temporary fire station on the site. Within five years a permanent fire station will be constructed to replace the temporary structures.

- 5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

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The fire station facility is meeting the demand to provide fire and safety services for residential and commercial development in the area. Structures proposed for the temporary facility are not undesirable or obnoxious in appearance. In this instance the provided services are necessary despite the appearance of plain trailers. A condition is added requiring the site to be reviewed at a Public Hearing two years from date of approval.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed temporary fire station will be subject to inspections prior to the issuance of Certificates of Occupancy and therefore will not compromise the public, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 510

APPROVALS 2

PROTESTS 0